



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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M&T Bank

Order Filed on February 27, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No: 19-33972 JKS

In Re:
Edwards, John fdba Pyotta Corp.

Hearing Date: 2/25/2020

Judge: John K. Sherwood

Recommended Local Form:

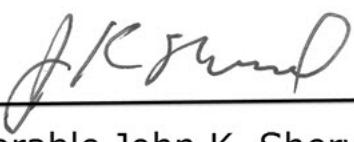
Followed

Modified

ORDER VACATING STAY

The relief set forth on the following]

DATED: February 27, 2020


Honorable John K. Sherwood
United States Bankruptcy Court

Upon the motion of M&T Bank, under
Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as
hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume
and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to
pursue the movant's rights in the following:

- Real Property More Fully Described as:

**Land and premises commonly known as 153 Freeman Avenue, East Orange NJ
07018**

- Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its
rights and remedies under the terms of the subject mortgage and pursue its state court remedies
including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially
pursuing other loss mitigation alternatives, including, but not limited to, a loan modification,
short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's
sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession
of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in
this case as defendants in its action(s) irrespective of any conversion to any other chapter of the
Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who
entered an appearance on the motion.